

**Effingham Planning Board
Meeting Minutes
April 7, 2022**

Members Present: Theresa Swanick (chair), Elaine Chick, George Bull, Dave Garceau, Paul Potter, Lenny Espie (Selectmen’s Rep), Gary Jewell (alternate – in for Grace Fuller)

Members Absent: Grace Fuller

Others Present: Rebecca Boyden (ZEO), Nate Fogg (Clerk), Victoria Garceau, Kyle Perrault, Erik Jones, Carol Taylor (Freedom), Roberta MacCarthy (Freedom), Susan Marks (Freedom), Brian Taylor (Freedom), Paul W.H. Tung (Freedom), Bill Elliot (Freedom), Victoria Kirkwood, R.A. Oram (Freedom), Lawrence Edwards, Linda Edwards, Andrew Yale (Parsonsfield Planning Board), Leona Simon (Center Ossipee), Ken and Terry Bogacz, Ralph Buchanan (Ossipee), Christina Buchanan (Tamworth), Tim Otterbach (W Ossipee), Anne and Scott Cunningham (Freedom), Ruth and Stephanie O’neal, Blair Folts, Stella and Billie Lunt, Karen McCall (Tamworth), Matt Howe (Green Mt Conservation Group), Mark and Jake McConkey (Applicant’s Rep), Mark Winslow (Marwin Construction for applicant), Robert Nelson (RWN Inc.), Jim Doucette (Conway), Prince and Neha Garg (applicants), Jesse Gingh, Steve Guttoe, Eric J Moakley, Jeff Nicoll (Freedom), Paul Eli (Freedom), Jeffrey Hertel and Van Hertel Sr (Alton), Mark Galloway, Rich Fahy, Brian Bedard (atty abutters), Matt Johnson (atty Applicant).

ZOOM Registrants: Tom Gross, Mark Longley, Bonnie Osler, Marjori Amico, Jack Starmer, Bill Nelson, Linda Christ, Lisa Thompson, Dana Simpson, Eleanor Jenkins, Cheryle Schlenker, Victoria McConkey, Susan Felton, Donna Veilleux, Keats Myer, Alan Proctor, Bethany Mestelle, Maud Anderson, William McArthur, Virginia Heard, Emily Robertson, Malika Rosenbaum, Brian Degen, Lisa McMullen, Megan Frahm, Chris Fahy, Nat Fahy, Robert Louttit, Judy Ryde, Lee Hobbs Steege, Jeanne Vilder, Kimberly Reis, Jeri Murphy, Peg Scully, Martine Culbertson, Maureen Fowler, Richard Clough, Linda Mailhot, Jean Marshall, Corey Lane, Perry Fine, Robert Newton, Emelyn Albert, Bob Boose, Mark Eisener, David Smith, Chuck Fuller, Tara Schroeder, Patricia Riker, Lorie Dunne.

Meeting called to order at 6:31 pm. Quorum present. Chair introduced the board.

Continued Public Hearing Hertel Subdivision Review -

1. The updated plans were distributed to the board. Plan is clearer where driveways enter and denotes wetland buffer boundaries. Mr. Hertel has a letter to present to the board. Randy Orvis was the wetland scientist; but plans not stamped by the wetland scientist. Mr. Bull asked for wetland delineation by the wetland scientist to be added to the plan (in place of NWI data) for the two driveways in lots 6 and 7.

ZEO Rebecca Boyden did a site walk for driveway regulations and said all driveways meet current zoning regulations. Mr. Bull remained concerned about steep slopes; questions remain re Lot 2 and Lot 7. A site visit will be scheduled through the clerk Nate Fogg. Letter was read from most impacted abutter. Ronnie Batchelder has no objection. Ken Bogacz of 49 Rumney Hill read his letter of support and handed it in.

2. MOTION: Elaine Chick moved to continue the public hearing to May 5 at 6:30pm. Seconded by Dave Garceau. Roll Call: Espie – aye, Bull – aye, Potter – aye, Chick – aye, Garceau – aye, Jewell – aye, Swanick – aye. Motion passed.

Continued Public Hearing for Meena LLC Site Plan Review –

3. List of letters received *since last meeting's Determination of Regional Impact*: LRPC - Lakes Region Planning – DRI, Eaton Selectboard – DRI, Freedom Selectboard – DRI, Tamworth Planning Board – DRI, Freedom Conservation Commission, Town of Porter – DRI, attorney for Meena, attorney for abutters, Town of Ossipee – DRI, American Groundwater Trust, Maine Water, Moselle Spiller, Mark Longley, John Hedden, Kit Morgan, Martha Nichols, Susan Wiley, Dr. Robert Newton.
4. Letter from Lakes Region Planning Commission recommends that the Planning Board seek 3rd-party consultation to review the application and the site plan. Applicant must agree. Chair Swanick would like board to discuss. She was given a couple names from LRPC requesting firms not local to applicant and called one, Northpoint Engineering, LLC of Concord, NH who submitted draft proposal, which chair passed out for board to consider as public comment proceeded.
5. Public Testimony against project: Tammy McPherson (Ossipee abutter), Andrew Yale (Parsonsfield Planning Board), Jeff Nicholl (Chair, Freedom Conservation Commission), Byron Bedard (Atty for abutters and GMCG, Ossipee Lake Alliance), Billie Lunt, Stella Lunt, Tom Gross (Saco Headwaters Alliance), Scott Cunningham, Karen McCall, Brian Taylor.
6. Ralph Buchannan (Oss Conservation Commission) former gas station owner spoke.
7. Matt Johnson (Atty Meena) reserves speaking to the application in light of board discussion of third-party review; they will await that review.
8. Board discussed engaging 3rd party consultation, and engaging Northpoint Engineering LLC: Chair asked if applicant was amenable. Agent said yes.
9. MOTION: Elaine Chick moved to proceed with 3rd party consultation with Northpoint Engineering LLC - 2nd Paul Potter – Roll Call: Jewell abstained, Espie – aye, Bull – aye, Potter – aye, Chick – aye, Garceau – aye, Swanick – aye. Motion passed.

10. MOTION: Elaine Chick moved to continue the public hearing to May 5 at 7:30 pm.
Seconded by Paul Potter. Roll Call: Lenny Espie – aye, Bull – aye, Potter – aye, Chick – aye, Garceau – aye, Jewell – aye, Swanick – aye. Motion passed.

Lakefront Landing Site Plan Application – Contractor Storage Yard

11. Nate Fogg: Sent out notices and ran newspaper ad in plenty of time to notice this meeting. Nate had suggested they add more detail to the plan submitted.
12. Plan is missing survey data, a landscaping plan, topo map, soils, erosion control plan.
13. The application was not accepted.

Perrault informal consult re home business for butcher/slaughterhouse

14. Kyle Perrault discussed his farm and home butcher operation, and was advised re Cottage Industry in zoning regulations. Board is working on a Cottage Industry checklist in two weeks and will forward to him our doc at that time.

Next Work Session: See definition (incorrect) of Home Occupation, and cottage industry form.

MOTION: Lenny Espie moved to adjourn. George Bull seconded. All in favor. Motion passed.

Meeting adjourned at 9:20pm

Minutes prepared by Pat Piper